

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: June 7th 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member
Lee White, Member
Roy Dalene, Member

Also Present:

Denise Savarese, Legislative Secretary
Elizabeth Baldwin, Counsel to the Board
Nora Jacobs, Secretary

Public Hearing:

Ronald Buchter – SCTM# 300-64-2-11 – 301 Gerard Drive, Springs – Project description is to construct a 96 sq. ft. first floor deck addition and a 53 sq. ft. second story deck on a parcel of land with beaches and wetlands. Chairman Whelan read the Notice of Public Hearing into the record – Counsel Baldwin noted the Affidavit of Service and Posting was in order. Vice Chair Rogers conducted a field inspection and reported her findings to the Board.

Speakers at the Public Hearing

Ronald Buchter, 301 Gerard Drive, Springs
Bill Chaleff, Architect
Lisa D'Andrea, Planning Department

Vice Chair Rogers made a motion to close the Public Hearing. Member Dalene seconded. All members were in favor.

Public Hearing:

Louis & Elysia Borelli – SCTM# 300-49-2-25 & 6 – 29 Seaview Avenue, Montauk – Project description is to construct a 2,797 sq. ft. two story residence with 1,222 sq. ft. of deck, a sanitary system and previous driveway with freshwater wetland jurisdiction. Chairman Whelan read the Notice of Public Hearing into the record – Counsel Baldwin noted the Affidavit of Service and Posting was in order. Member White conducted a field inspection and reported his findings to the Board.

Speakers at the Public Hearing

Richard Whalen, Attorney, for the Applicant
David Rhoades, P.E. TF Engineering
Robert Palma, 45 Seaview Avenue, Montauk
Lenore O'Connell, 102 S. Etna Avenue, Montauk
Lisa D'Andrea, Planning Department

Member White made a motion to close the Public Hearing. Member Lys seconded. All members were in favor.

Public Hearing:

Sean MacPherson – SCTM# 300-32-6-3 – 139 DeForest Road, Montauk – Project description is to reconstruct a 7,848 sq. ft. three story clubhouse with associated

porches and sanitary system, a 600 sq. ft. garage, a 1,200 sq. ft. pool and a pool house, terrace and pergola on a parcel of land with freshwater wetlands. Chairman Whelan read the Notice of Public Hearing into the record – Counsel Baldwin noted the Affidavit of Service and Posting was in order. Member White conducted a field inspection and reported his findings to the Board.

Speakers at the Public Hearing

Robert Hefner, 354 Town Lane, East Hampton
Lisa D’Andrea, Planning Department

Member White made a motion to close the Public Hearing. Member Lys seconded. All members were in favor.

Public Hearing:

Tommaso Fini – SCTM# 300-173-2-11 – 31 Cliff Road, Amagansett – Project description is to construct a front porch, extend a retaining wall, and install a stone stairway on a parcel of land containing beach vegetation. Chairman Whelan read the Notice of Public Hearing into the record – Counsel Baldwin noted the Affidavit of Service and Posting was in order. Member Dalene conducted a field inspection and reported his findings to the Board.

Speakers at the Public Hearing

Tommaso Fini, Applicant
Jim McMullen, Architect
Lisa D’Andrea, Planning Department

Member Dalene made a motion to leave the Hearing and public record open for two months for 1) as built survey 2) Planning Department review and follow up memorandum 3) Review of Building records that are available – Vice Chair Rogers seconded. All members were in favor.

Work Session:

Possible Administrative Application:

Melissa Haggerty – 68 Leeton Road, Amagansett – SCTM# 300-131-5-5 – Deck & Stairs – Member Lys made a motion to approve the application going administratively. Member White seconded. All members were in favor.

Pink Sands – 32 S. Elroy, Montauk – SCTM#300-48-2-37/2 – Pool and Pool decking Member White made a motion to approve the application going administratively. Member Lys seconded. All members were in favor.

David Zander – 153 DeForest Road, Montauk – SCTM# 300-32-6-2 – Addition, deck, steps, pool with sea pool equipment and drywell Member White made a motion to approve the application going administratively. Member Lys seconded. All members were in favor.

Board Determination:

Tom Lavin – 136 Greenwich Street, Montauk – SCTM# 300-19-3-42 – Modification to legalize decking – Member White made a motion to approve the Modification request. Member Lys seconded. All members were in favor.

Evan M. Levine – 56 Shepherds Neck Road, Montauk – SCTM# 300-048-02-13 – Response letter to be forwarded to Land Planning letter requesting re-opening of the Public Hearing.

Board Decisions:

Camellia Weinstein – 6 Prentice Place, Montauk – SCTM# 300-31-4-17) - Member White made a motion to schedule a Continuation – Member Lys seconded. All members were in favor.

John Hall & Anne Gilchrist Hall – 29 Association Road & 7 Piersons Way, Wainscott – SCTM# 300-201-1-5 – An Appeal of the Principal Building Inspector – Chairman Whelan made a motion to confirm by letter that the record will be left open until August 9th at the request of Jeffrey Bragman and till September 6th for Christopher Kelley to respond. Member Lys seconded. All members were in favor.

Sandcastle Holdings LLC – 69 Castle Lane – Amagansett – SCTM# 300-152-2-28.12 Member Lys made a motion to grant the applicant’s agent to leave the record open an additional 30 days (July 12th 2016) Member White seconded. All members were in favor.

405 MH LLC & Wainscott Wombles – Project Description: An Appeal of the Principal Building Inspector’s finding. Chairman Whelan made a motion to uphold the finding of the Building Inspector. Vice Chair Rogers seconded. Member White and Member Lys were in favor. Member Dalene recused himself.

Minutes:

Chairman Whelan made a motion to approve the Minutes of May 24th 2016. Member Lys seconded. All members were in favor.

**John P. Whelan, Chairman
Zoning Board of Appeals**